QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1325879 DEEDQC
09/23/2025 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0075972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TWENTY, LLC AND WEHO QUAD, LLC	**SAME**	
(NAME) **124 S. 17th Street**	(NAME)	**105-03-0-300-00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **TWENTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **TWENTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND WEHO QUAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET OF LOT NO. 22 ON THE PLAN OF TRIMBLE'S ADDITION TO NASHVILLE, AS OF RECORD IN PLAN BOOK 1, PAGE 34, CHANCERY COURT AT NASHVILLE (BEING SHOWN AS LOT NO. 22 ON THE PLAN OF TRIMBLE'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 19, PAGE 220, REGISTER'S OFFICE FOR SAID COUNTY).

SAID PART OF LOT NO. 22 ON THE FIRST MENTIONED PLAN FRONTS 50 FEET ON THE WESTERLY SIDE OF FIRST AVENUE, SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 183 1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TWENTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM URBAN HOUSING SOLUTIONS, INC., A TENNESSEE NONPROFIT CORPORATION, OF RECORD IN INSTRUMENT NO. 20250918-0074793 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 15, 2025 AND RECORDED ON SEPTEMBER 18, 2025.

This is Improved Property commonly known as: 1219 1st Avenue South, Nashville, TN 37210.

***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY IN COMMON.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 16 day of September, 2025.

TWENTY, LLC

BY: MARIAN ANDREESCU
ITS: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu, Sole Member of Twenty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Twenty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Marian Andreescu, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 16 day of September, 2025.

Notary Signature

My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D Hardwick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 16, 2025**.

Date

D Hardwick

Affiant Signature

September 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **September**, 20 **25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County